

SNAPSHOT of HOME Program Performance--As of 12/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

| Category | PJ | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):* | | |
|--|----------|------------------|------------|---------------|------------------------------|---------|---------|
| | | | | | Group | B | Overall |
| Program Progress: | | PJs in State: 12 | | | | | |
| % of Funds Committed | 94.87 % | 98.18 % | 12 | 96.48 % | 38 | 38 | |
| % of Funds Disbursed | 89.52 % | 92.80 % | 11 | 89.00 % | 44 | 46 | |
| Leveraging Ratio for Rental Activities | 4.06 | 3.15 | 1 | 4.81 | 100 | 100 | |
| % of Completed Rental Disbursements to All Rental Commitments*** | 96.36 % | 93.90 % | 9 | 83.25 % | 59 | 50 | |
| % of Completed CHDO Disbursements to All CHDO Reservations*** | 92.52 % | 83.55 % | 2 | 70.99 % | 91 | 89 | |
| Low-Income Benefit: | | | | | | | |
| % of 0-50% AMI Renters to All Renters | 80.26 % | 83.57 % | 9 | 81.75 % | 37 | 37 | |
| % of 0-30% AMI Renters to All Renters*** | 50.00 % | 47.56 % | 6 | 45.84 % | 58 | 57 | |
| Lease-Up: | | | | | | | |
| % of Occupied Rental Units to All Completed Rental Units*** | 94.74 % | 99.46 % | 10 | 96.12 % | 22 | 25 | |
| Overall Ranking: | | | In State: | 5 / 12 | Nationally: | 81 83 | |
| HOME Cost Per Unit and Number of Completed Units: | | | | | | | |
| Rental Unit | \$15,222 | \$18,546 | | \$27,889 | 152 Units | 12.50 % | |
| Homebuyer Unit | \$12,609 | \$15,203 | | \$15,632 | 459 Units | 37.80 % | |
| Homeowner-Rehab Unit | \$13,095 | \$15,487 | | \$21,037 | 604 Units | 49.70 % | |
| TBRA Unit | \$0 | \$2,105 | | \$3,206 | 0 Units | 0.00 % | |

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Fort Wayne IN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

| | Rental | Homebuyer | Homeowner |
|-------------|----------|-----------|-----------|
| PJ: | \$30,626 | \$60,218 | \$13,885 |
| State:* | \$66,084 | \$76,557 | \$19,666 |
| National:** | \$99,461 | \$78,568 | \$23,907 |

CHDO Operating Expenses:
(% of allocation)

PJ: 0.7 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.91

| RACE: | Rental % | Homebuyer % | Homeowner % | TBRA % |
|--|--|--|--|---|
| White: | 39.0 | 45.8 | 52.0 | 0.0 |
| Black/African American: | 50.0 | 39.4 | 43.9 | 0.0 |
| Asian: | 0.7 | 2.4 | 0.0 | 0.0 |
| American Indian/Alaska Native: | 0.7 | 0.0 | 0.3 | 0.0 |
| Native Hawaiian/Pacific Islander: | 0.0 | 0.0 | 0.0 | 0.0 |
| American Indian/Alaska Native and White: | 0.0 | 0.2 | 0.0 | 0.0 |
| Asian and White: | 0.0 | 0.2 | 0.0 | 0.0 |
| Black/African American and White: | 0.0 | 0.9 | 0.0 | 0.0 |
| American Indian/Alaska Native and Black: | 0.0 | 0.0 | 0.0 | 0.0 |
| Other Multi Racial: | 0.0 | 1.5 | 0.0 | 0.0 |
| Asian/Pacific Islander: | 1.4 | 0.4 | 0.0 | 0.0 |

ETHNICITY:

| | | | | |
|----------|---|---|---|---|
| Hispanic | 8.2 | 6.1 | 3.8 | 0.0 |
|----------|---|---|---|---|

HOUSEHOLD SIZE:

| | | | | |
|--------------------|--|--|--|---|
| 1 Person: | 37.0 | 24.2 | 37.6 | 0.0 |
| 2 Persons: | 20.5 | 19.6 | 25.5 | 0.0 |
| 3 Persons: | 15.8 | 20.0 | 15.6 | 0.0 |
| 4 Persons: | 11.0 | 19.0 | 11.3 | 0.0 |
| 5 Persons: | 11.0 | 8.1 | 6.5 | 0.0 |
| 6 Persons: | 0.7 | 4.4 | 2.6 | 0.0 |
| 7 Persons: | 2.1 | 1.3 | 0.7 | 0.0 |
| 8 or more Persons: | 2.1 | 0.4 | 0.3 | 0.0 |

HOUSEHOLD TYPE:

| | | | | |
|------------------------|--|--|--|---|
| Single/Non-Elderly: | 36.3 | 29.2 | 20.9 | 0.0 |
| Elderly: | 13.0 | 2.0 | 27.6 | 0.0 |
| Related/Single Parent: | 31.5 | 31.4 | 28.8 | 0.0 |
| Related/Two Parent: | 13.0 | 25.5 | 15.9 | 0.0 |
| Other: | 4.1 | 8.5 | 3.3 | 0.0 |

SUPPLEMENTAL RENTAL ASSISTANCE:

| | | |
|----------------|--|--|
| Section 8: | 12.3 | 2.4 [#] |
| HOME TBRA: | 0.0 | |
| Other: | 7.5 | |
| No Assistance: | 80.1 | |

of Section 504 Compliant Units / Completed Units Since 2001 12

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Fort Wayne State: IN Group Rank: 81
 (Percentile)
 State Rank: 5 / 12 PJs Overall Rank: 83
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|--------------|----------|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 77.87% | 96.36 | |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 53.90% | 92.52 | |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 80.26 | |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 92.09% | 94.74 | |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 2.415 | 1.64 | |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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